
CHAPTER 1177

M-2 HEAVY INDUSTRIAL DISTRICT

1177.01 PURPOSE.

The purpose of the M-2 Heavy Industrial District is to encourage the development of major manufacturing, processing, warehousing, major research and testing operations. These activities require extensive community facilities and reasonable access to arterial thoroughfares.

1177.02 PRINCIPAL PERMITTED USES.

- (a) Any use permitted in **Section 1175.02.**
- (b) Assembly of components for transportation of vehicles.
- (c) Wood or lumber yard/sawmill (wholesale).
- (d) Establishments furnishing local or long distance trucking or transfer services, or those engaged in the storage of farm products, furniture and other household goods, or commercial goods of any nature.
- (e) Fabricated structural metal products, metal forgings, and metal stampings.
- (f) Manufacture of glass products, cement, structural clay products, pottery, concrete, and other products from materials taken principally from the earth in the form of stone, clay, and sand.
- (g) Manufacture of glue, except dental; animal, vegetable, fish, casein, and synthetic resin.
- (h) Manufacture of industrial and commercial machinery and equipment.
- (i) Manufacture of soap and other detergents; specialty cleaning, polishing, and sanitation preparations; perfumes, cosmetics, and other toilet preparations.
- (j) Welding shops and /or machine shops provided that no building used for such purposes shall have any opening other than stationary windows and required fire exits on the side of such building which faces and is adjacent to a residential district or existing residential property.
- (k) Auto wrecking and scrap yards, but only when the premises upon which such activities are conducted are wholly enclosed within a building.
- (l) Accessory buildings or uses customarily incidental to the above uses.

1177.03 CONDITIONALLY PERMITTED USES.

The following uses shall be approved in accordance with **Chapter 1148**.

- (a) Non-commercial equestrian stables and riding facilities.
- (b) Adult entertainment business (Refer to **Section 1185.04**).
- (c) Acid manufacturing.
- (d) Explosives manufacture or storage.
- (e) Petroleum refining, manufacturing paving and roofing materials, and related products.
- (f) Smelting and refining ferrous and nonferrous metals and manufacturing castings and other basic metal products.
- (g) Wireless telecommunications towers (Refer to **Section 1185.13**).
- (h) Fat rendering and fertilizer manufacture.
- (i) Garbage; collecting, destroying, processing.
- (j) Any other use which is determined by the Zoning Board of Appeals to be of the same general character as the above uses.

1177.04 HEIGHT AND AREA REGULATIONS.

The height and area regulations shall be in accordance as set forth in **Chapter 1181** shall be observed.

1177.05 PARKING AND LOADING REGULATIONS.

Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in **Chapter 1183**.